

June 22, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petitions Nos. Z-842-Z-843
First Realty Company of Boston
865 American Legion Highway &
355 Cummins Highway, Roslindale

Petitioner seeks two dimensional variances to erect a six-story and basement 80 unit apartment building in an apartment (H-1) district and a conditional use and four dimensional variances to erect a two-level 143 car garage in apartment (H-1) and residential (R-.5) districts. Because of land taking by the City of Boston after architects had drawn plans, changes were necessitated resulting in non-conformance with code requirements. This is a reasonable use of land. Permits for apartment structures of a similar nature in adjacent lots were granted in 1964. Approval is recommended.

VOTED: That in connection with Petitions Nos. Z-842 & Z-843 brought by the First Realty Company of Boston, for a conditional use and six dimensional variances to erect an 80-unit apartment building in an apartment district and a 143 car parking garage in apartment and residential districts, the Boston Redevelopment Authority has no objection to the granting of the petitions. Land taking by the City of Boston after plans had been prepared has resulted in non-compliance with code requirements. This is a reasonable use of land. Permits for similar structures in adjacent lots were granted in 1964.

Re: Petition No. Z-844
Frank D. Caristi & Sons
4 Pevear Place, Roxbury

Petitioner seeks a forbidden use and three dimensional variances to erect a car wash in an apartment (H-1) district. The site is located near the intersection of Dudley Street, Warren Street and Harrison Avenue in the Model City Area. Pevear Place, a Private Way, is only 12 feet in width and could not support even minimum traffic proposed for this type operation. Denial is recommended.

VOTED: That in connection with Petition No. Z-844, brought by Frank D. Caristi & Sons, 4 Pevear Place, Roxbury, for a forbidden use and three dimensional variances to erect a car wash in an apartment (H-1) district, the Boston Redevelopment Authority is opposed to the granting of the variances. Pevear Place could not support even minimum traffic for this type operation. The use would further intensify the existing traffic congestion at the nearby intersection of Dudley Street, Warren Street and Harrison Avenue.

Re: Petition No. Z-845
Sacred Heart of Jesus Church
118-146 Forest Hills St., Jamaica Pl.

Petitioner seeks a forbidden use for a 76-car parking lot in a Single Family (S-.5) district. The lot is proposed for use by members of the church and the Civic Educational and Cultural Club located a block away at 82 Glen Road. No fee would be charged, however, parking lot of this magnitude is inconsistent with the residential character of the area. Disapproval is recommended.

VOTED: That in connection with Petition No. Z-845, brought by Sacred Heart of Jesus Church, 118-146 Forest Hills Street, Jamaica Plain, for a forbidden use to park 76 cars in a Single Family (S-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. A parking lot of this magnitude is inconsistent with the residential character of the area.

Re: Petitions Nos. Z-846-Z-849
Boston Housing Authority
635-655 E. Fourth St., South Boston

Petitioner seeks several variances to erect 86 units of housing for the elderly in four two-story structures in an Apartment (H-1) district. The Housing Authority received permits, after approval by the Board of Appeal, to erect similar housing on these lots in 1965 but rejected bids and returned permits to Building Department. Plans have since been changed and the Authority must repeat the same procedure. Transportation Department reports favorably. This property is part of site for Mass. Project 2-33 Jay Street Housing for Elderly. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-846-Z-849 brought by the Boston Housing Authority, 635-655 East Fourth Street, South Boston, for variances to erect 86 units of Housing for the Elderly in an Apartment (H-1) district, the Boston Redevelopment Authority has no objection to the granting of the petitions. The structures will not be inconsistent with the general character of the area. The property is part of site for Mass. Project 2-33 Jay Street Housing for the Elderly

Re: Petition No. Z-850
William & Mary Connaughton
15 Ruxton Road, Mattapan

Petitioner seeks three dimensional variances to erect a two-family dwelling in Local Business (L-.5) and General Residence (R-.5) districts. The lot area is only 3200 square feet, which does not even meet the one-family requirement. The creation of such a substandard lot would adversely affect the character of the neighborhood. Recommend disapproval.

VOTED: That in connection with Petition No. Z-850, brought by William & Mary Connaughton, 15 Ruxton Road, Mattapan, for three dimensional variances to erect a two-family dwelling in Local Business (L-.5) and General Residence (R-.5) districts, the Boston Redevelopment Authority is opposed to the granting of the variances. The lot area is less than that required for a single family dwelling. The creation of this substandard lot would adversely affect the character of the neighborhood.

Board of Appeal Referrals 6/22/67

4.

Re: Petition No. Z-851
Rose Prescott
521 Cambridge Street, Brighton

Petitioner seeks a forbidden use and variances of insufficient front yard and off-street parking to buy, sell and exchange 19 second hand motor vehicles in General Residence (R-.8) and Local Business (L-1) districts. The use is located at the intersection of Cambridge and North Beacon Streets. A similar business exists in an adjacent lot. It is felt that an additional such use would detract from the general character of the area. Denial is recommended.

VOTED: That in connection with Petition No. Z-851, brought by Rose Prescott, 521 Cambridge Street, Brighton, for a forbidden use and two variances to buy, sell and exchange 19 second-hand motor vehicles in General Residence (R-.8) and Local Business (L-1) districts, the Boston Redevelopment Authority is opposed to the granting of the variances. A similar business exists on an adjacent lot and an additional such use would detract from the general character of the area.

Re: Petition No. Z-852
Lillie Tate
28 Brentwood Street, Brighton

Petitioner seeks three dimensional variances to erect a 32 unit three-story and basement apartment building in a Residential (R-.8) district. The property is opposite St. Anthony's Church and School in the center of a predominantly two-family area. The floor area ratio would be almost doubled and less than half of the open space requirement supplied. The proposal is an attempt to erect a building much too large for the area of land available. Denial is recommended.

VOTED: That in connection with Petition No. Z-852, brought by Lillie Tate, 28 Brentwood Street, Brighton, for three dimensional variances to erect a 32 unit three story and basement apartment structure in a Residential (R-.8) District, the Boston Redevelopment Authority is opposed to the granting of the variances. The proposal is an attempt to erect a building much too large for the area of land available in this predominantly two family district. The floor area ratio would be almost doubled that allowed and less than half of the open space requirement supplied.

Re: Petition No. Z-853
G & H Company, Inc.
63 Crosstown Avenue, West Roxbury

Petitioner seeks variance of insufficient rear yard to erect a one family dwelling in a single family (S-.5) district. The Boston-Dedham line divides the lot. The structure will lie completely in Boston which will supply water and sewerage facilities. Because of the unusual contour of the land and the reasonable proposed use the staff recommends approval.

VOTED: That in connection with Petition No. Z-853, brought by G & H Company, Inc., 63 Crosstown Avenue, West Roxbury, for a variance of insufficient rear yard to erect a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variance as it is necessary to accomplish a reasonable use of the land.

